

## **MEMORANDUM**

**DATE: January 4, 2006**

**TO: Mayor Tommy Bragg  
Members of the City Council  
Members of the Planning Commission  
Mr. Roger Haley  
Department Heads**

**FROM: Joseph D. Aydelott**

**RE: 2005 Year End Building Construction Activity Report**

Please find attached a copy of the 2005 Year End Activity Report for the Planning and Engineering and Building Departments. Much of this information is compiled from computer generated year end reports and is helpful in gaining insight into how much the City has grown during the past year and how it is poised for future growth.

During the calendar year of 2005, the Murfreesboro Planning Commission and Planning, Engineering, and Traffic Staff reviewed 67 preliminary plats and gave preliminary approval to subdivisions with 2433 residential lots. One hundred fifty-two (152) final plats were reviewed and final approval was given to a total of 2,167 residential lots. The Planning Commission and Planning Staff reviewed 130 site plans. During 2005 there were 51 applications for rezoning, 32 annexation studies initiated involving 1986 acres, 13 ordinance amendments were studied, and 27 R.O.W. actions most of which involved development entrance signs. Applications for 13 Gateway Design Overlay District items were filed. Twenty-two ordinances for the annexation of 2,312 acres became effective involving 169 persons. As of December 31, 2005 the Planning Staff calculates there to be approximately 1078 single family lots available for building permits within the City of Murfreesboro. During 2005 the Planning Commission conducted 77 public hearings for a total of 40 meetings.

During 2005 the Board of Zoning Appeals conducted 85 public hearings to consider 12 applications for variances of the sign ordinance, 24 applications for setback or bulk variances, and 49 applications for special use permits. The Board held 12 regular meetings and 1 special meeting.

During 2005, the Building and Codes Department issued permits for 1,793 single family residences and 1,087 multiple family units, 82 hotel/motel units for a total of 2,880 dwelling units. In 2004 the total single and multifamily total dwelling units permitted was 3171. The Department also issued 65 commercial developments, 9 public buildings, and 829 permits under the heading of “all other expansions”. The total valuation of construction in 2005 was \$430,017,654 which was an increase from the 2004 valuation of \$429,515,486.

The Construction Board of Adjustments and Appeals met eight times during the year and heard 26 requests for variances from the Building Codes or to modify an Order of the Building Official. The Board of Electrical Examiners met four times, heard fifteen applications for testing and reciprocity, and heard eighteen citations for violation of the Electrical Ordinance. The Board of Gas Examiners met three times and heard two applications for testing or late renewals.

Also during 2005 the Historic Zoning Commission conducted 9 regular and two special meetings during which it reviewed 17 applications for Certificates of Appropriateness. There were five administrative approvals for Certificates of Appropriateness.

All members of the Planning Commission and all staff members obtained education credits as required by Public Chapter 862.

## City of Murrellsboro Planning and Engineering/Building and Codes Departments

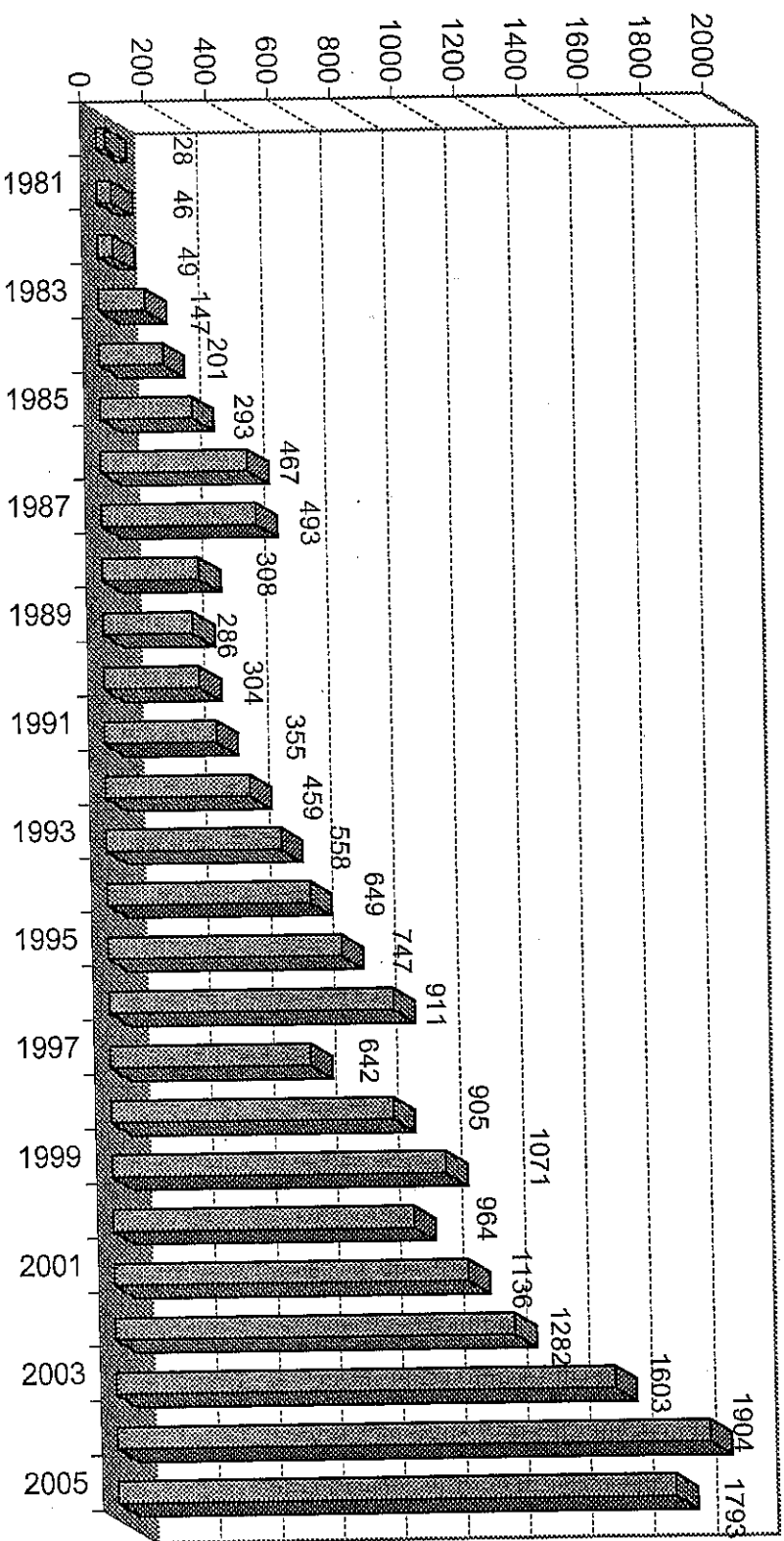
City of Murfreesboro														
Permits Issued 2005														
PERMIT TYPE	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	YTD TOTAL	
Single-Family Detached Units	81	109	139	115	98	115	122	142	157	144	115	78	1415	
Single-Family Attached Units	43	29	22	18	36	26	22	50	43	27	40	22	378	
Two-Family/Multi-Family Units	221	0	0	250	0	204	0	330	0	0	0	0	1005	
TOTAL RESIDENTIAL UNITS	345	138	161	383	134	345	144	522	200	171	155	100	2798	
New Commercial*	5	4	5	11	8	4	6	3	5	4	4	6	65	
New Public Buildings*	2	1	1	0	0	0	0	2	1	1	0	1	9	
All Other "Expansions"*	62	49	87	89	106	81	76	67	62	54	59	37	829	
Total Permits*	163	171	237	222	221	210	209	229	236	212	186	130	2426	
*New F. W. Dodge report format beginning January 2002														

# City of Murfreesboro Building Permits Report

Year	New Single Family	Multi-family Units	Total Amount	New Commercial	Total Amount	New Public Bldgs.	Total Amount	All Other Expansions	Total Amount	Total Permits	Total Amount
1978	61	249	6,099,000	30	6,086,629	1	243,000	178	1,758,632	309	13,994,261
1979	64	363	11,958,800	54	6,275,370	6	4,749,708	140	1,589,822	286	24,573,700
1980	28	140	8,204,000	19	10,122,155	NONE	NONE	131	3,437,286	199	16,763,441
1981	46	305	8,450,926	30	3,796,276	NONE	NONE	149	1,915,100	240	14,162,304
1982	49	392	6,990,752	32	7,276,045	NONE	NONE	102	720,490	197	14,987,248
1983	147	271	12,439,673	36	9,461,289	NONE	NONE	147	1,370,148	363	23,271,110
1984	201	838	27,833,469	43	7,075,573	2	1,741,150	176	1,199,784	487	37,849,975
1985	293	182	19,131,350	121	14,425,922	1	85,000	92	628,056	538	34,270,328
1986	467	689	43,191,215	179	12,018,403	4	12,970,882	143	1,133,872	915	69,314,372
1987	493	541	48,790,318	142	22,461,160	NONE	NONE	270	2,680,256	1047	73,931,734
1988	308	257	29,028,616	108	40,662,437	NONE	NONE	443	5,776,027	925	75,467,080
1989	286	292	30,812,912	138	34,322,869	5	9,501,939	241	10,356,928	962	84,994,648
1990	304	80	23,820,391	59	11,713,819	3	13,109,152	280	15,355,180	726	63,988,542
1991	355	47	28,925,186	75	6,168,514	3	74,450	324	9,543,814	804	44,711,964
1992	459	4	33,524,901	74	12,278,015	3	47,000	383	13,606,274	921	59,409,190
1993	558	24	42,461,489	64	26,939,549	5	20,289,058	439	9,113,709	1,042	98,803,805
1994	649	189	54,721,487	50	14,578,899	2	2,646,498	438	11,401,046	1,104	83,347,930
1995	747	393 (includes 49 rooms in Motel)	79,351,516	68	38,327,227	6	18,348,750	448	23,026,437	1,276	159,053,930
1996	911	1,186 (includes 129 rooms in Motel)	131,171,948	63	40,873,939	17	59,633,019	483	42,738,068	1,431	274,416,974
1997	642	578 (includes 188rooms in Motel)	93,737,420	89	41,121,465	10	27,312,355	563	33,372,365	1,290	195,543,605
1998	905	699 (includes 170 Rooms in Motels & Assisted Living)	114,791,425	66	39,800,232	8	19,212,487	616	29,853,722	1,574	203,657,866
1999	1071	620 (includes 100 Rooms Motel & Assisted Living)	126,617,658	77	36,982,853	12	69,687,099	656	34,098,092	1759	263,079,453
2000	964	770	125,149,519	72	45,260,722	14	25,387,851	641	32,023,542	1,656	227,691,634
2001	1136	474	138,130,148	55	25,698,839	9	50,150,579	581	41,290,168	1,735	255,269,734
2002	1284	190 (includes 50 Motel Rooms)	147,121,683	61	44,511,321	4	2,422,150	699	47,861,662	1,958	238,328,960
2003	1603	134 (includes 14 Motel Rooms)	180,801,367	50	29,220,640	6	9,114,565	812	80,752,830	2,304	307,591,073
2004	1904	1267	304,456,697	66	75,171,868	4	12,418,032	894	40,367,037	2,625	429,515,486
2005	1793	1087 (includes 82 Motel Rooms)	289,011,168	65	64,196,738	9	15,569,393	829	61,240,355	2,426	430,017,654

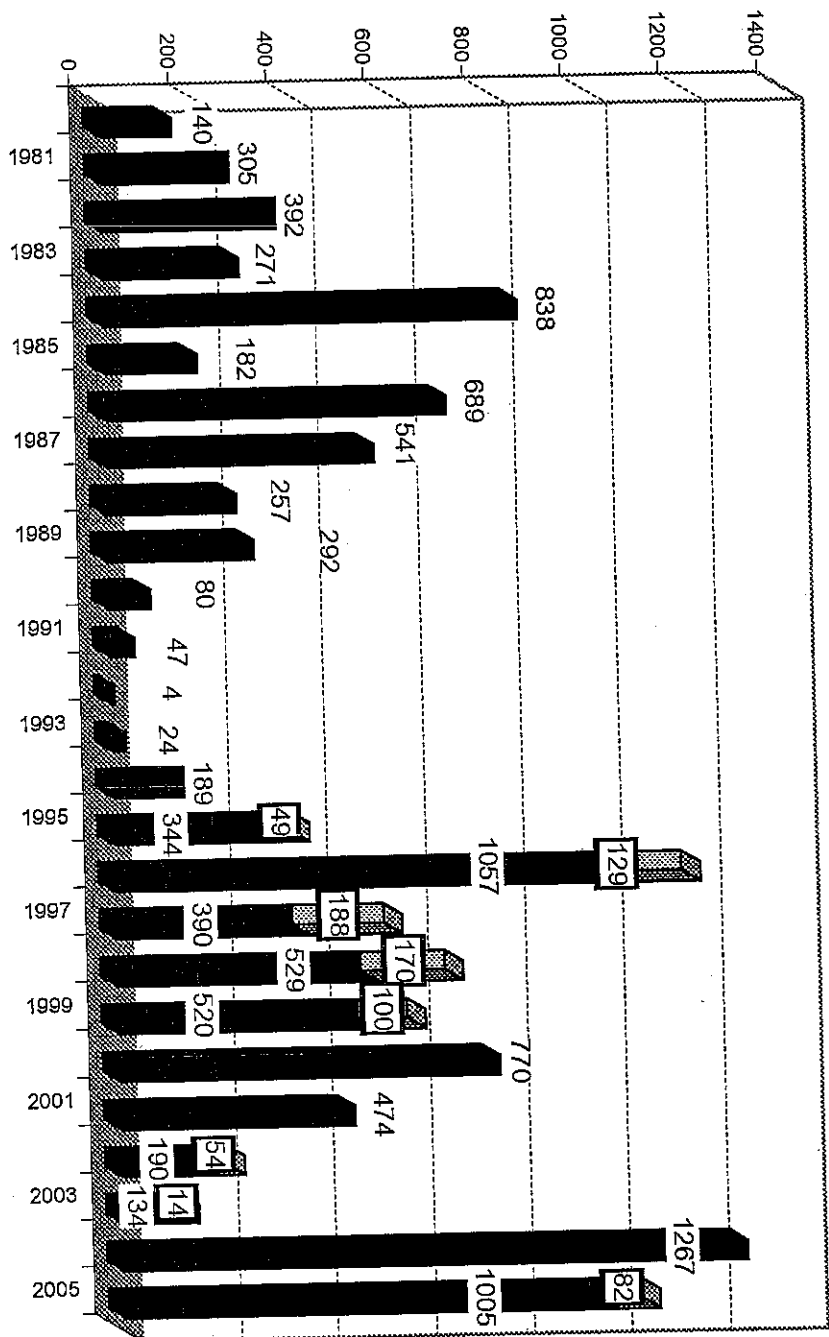
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# City of Murfreesboro Single Family Permits



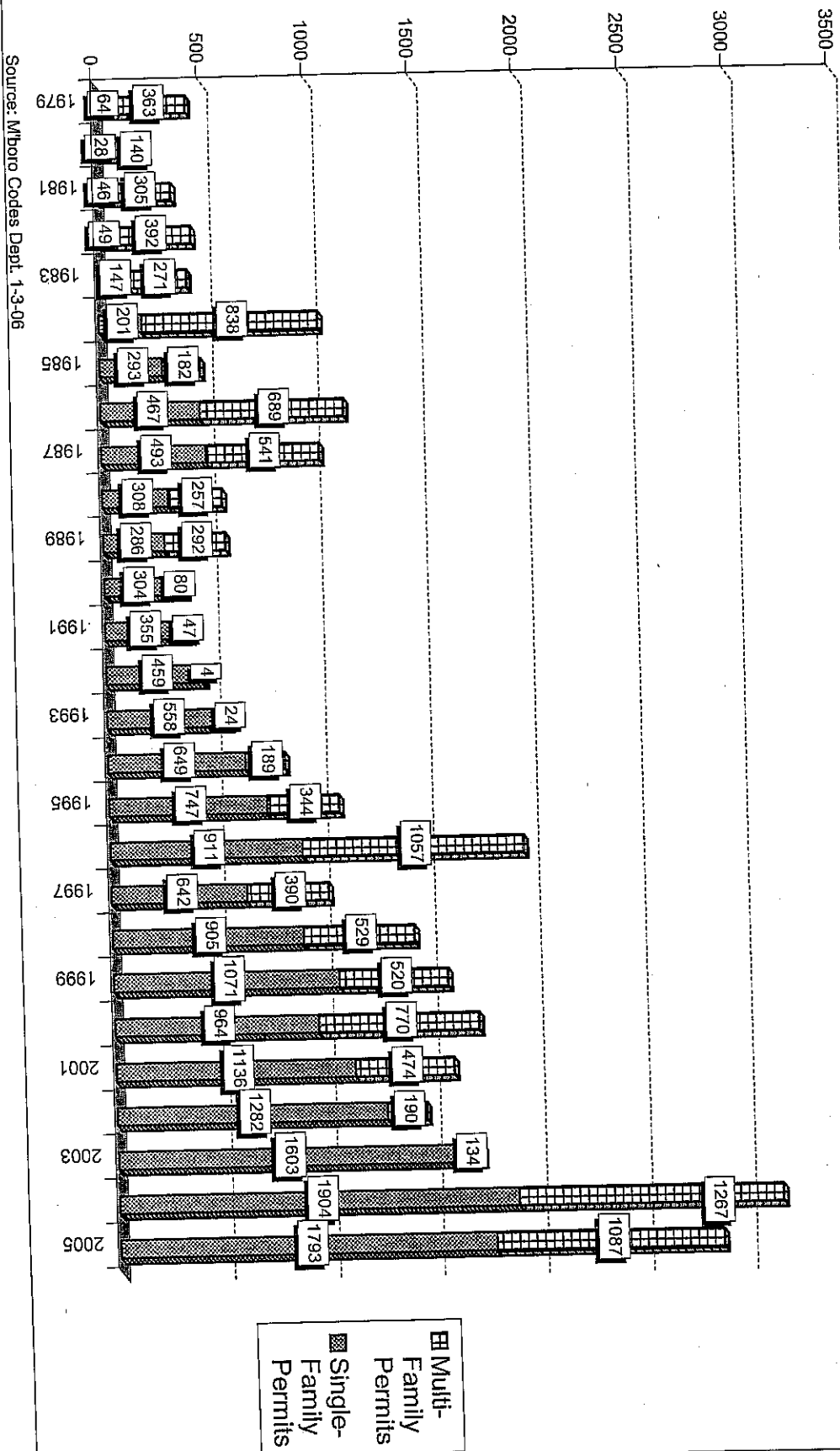
Source: Milboro Codes Dept. 1-3-06

# City of Murfreesboro Multi-Family Units



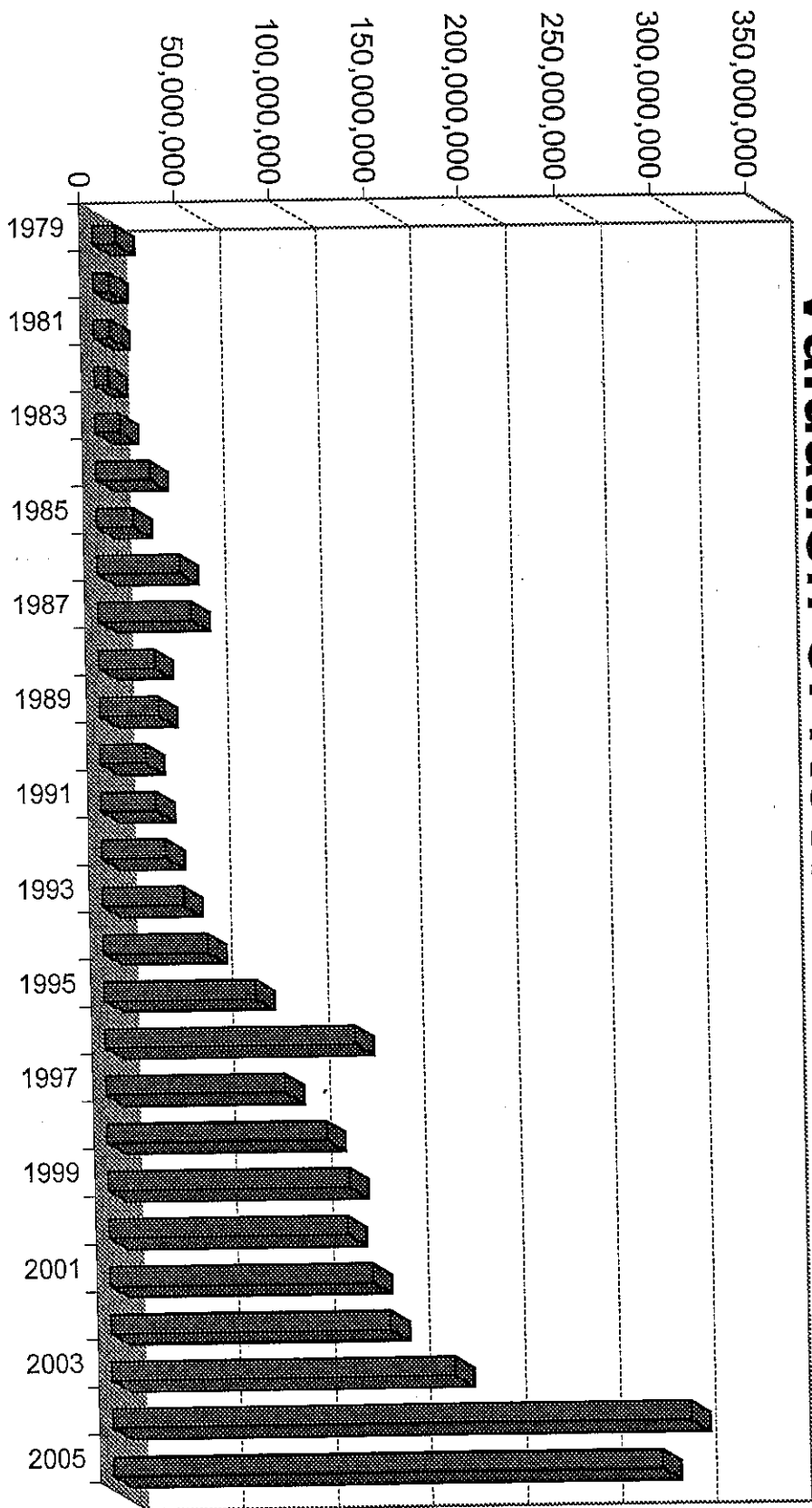
Rooms in Motels

# Total Dwelling Units Permitted City of Murfreesboro



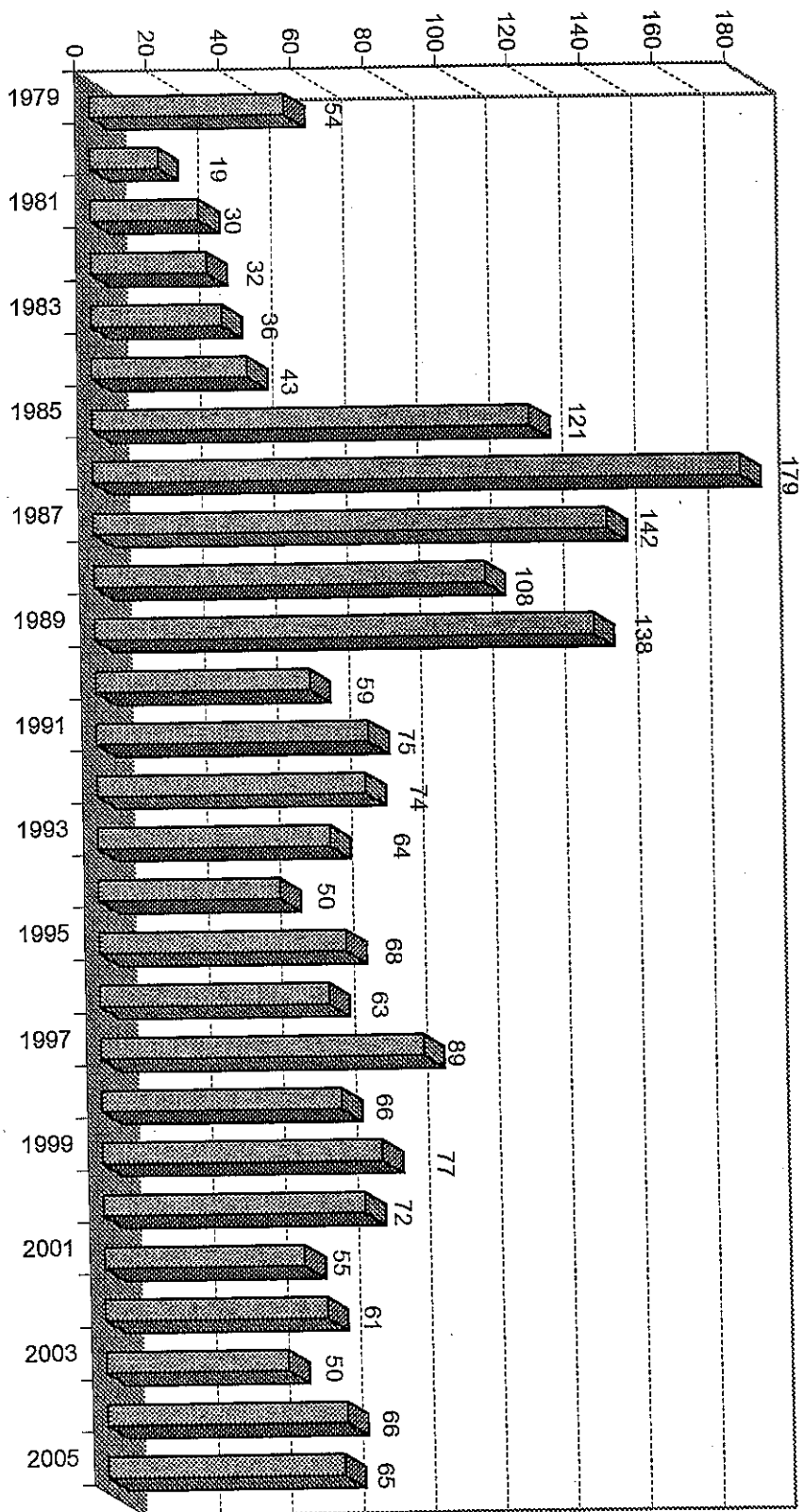


# City of Murfreesboro Valuation of Residential Units



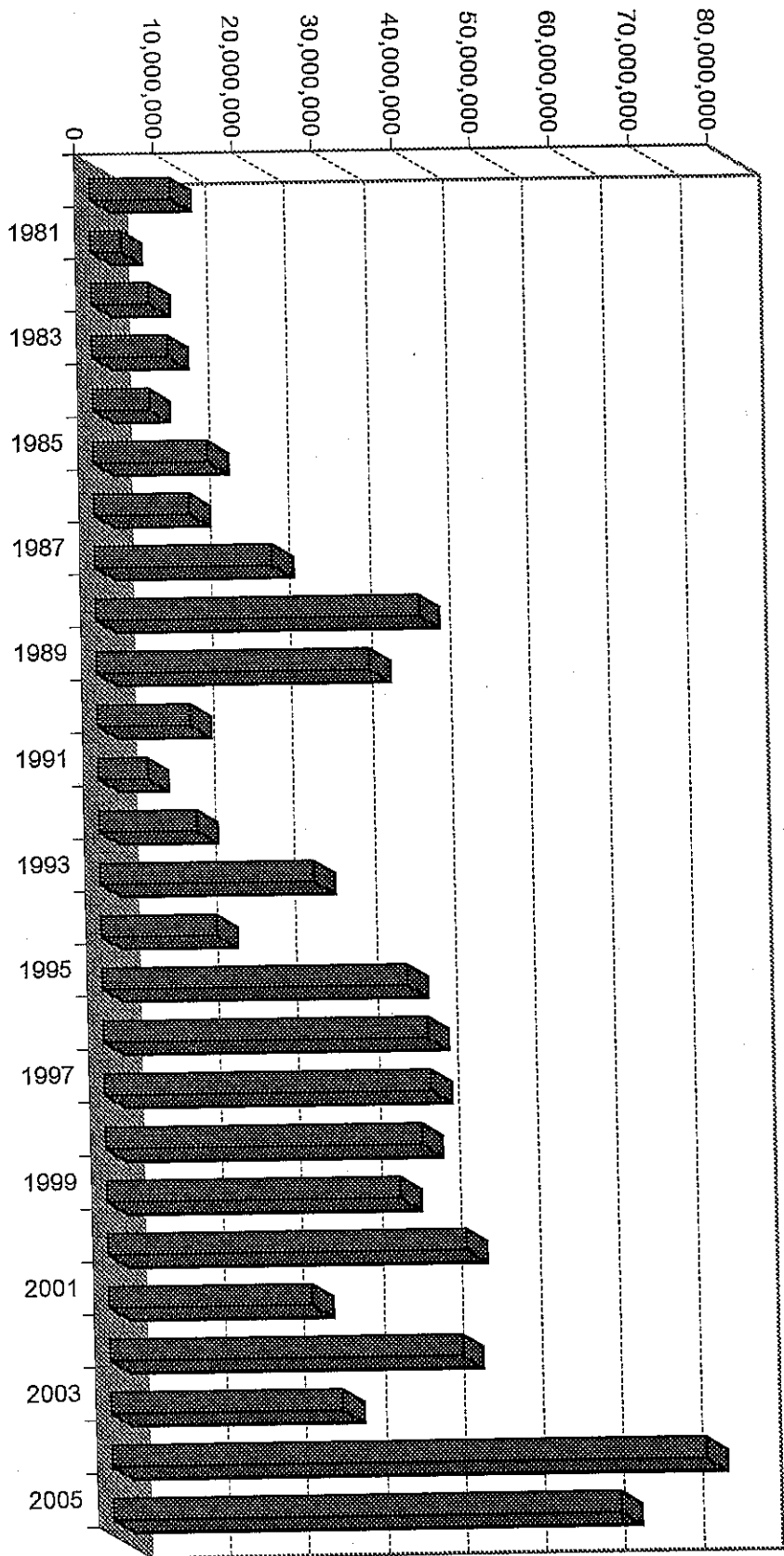
Source: M'Boro Codes Dept. 1-3-06

# City of Murfreesboro Commercial Permits



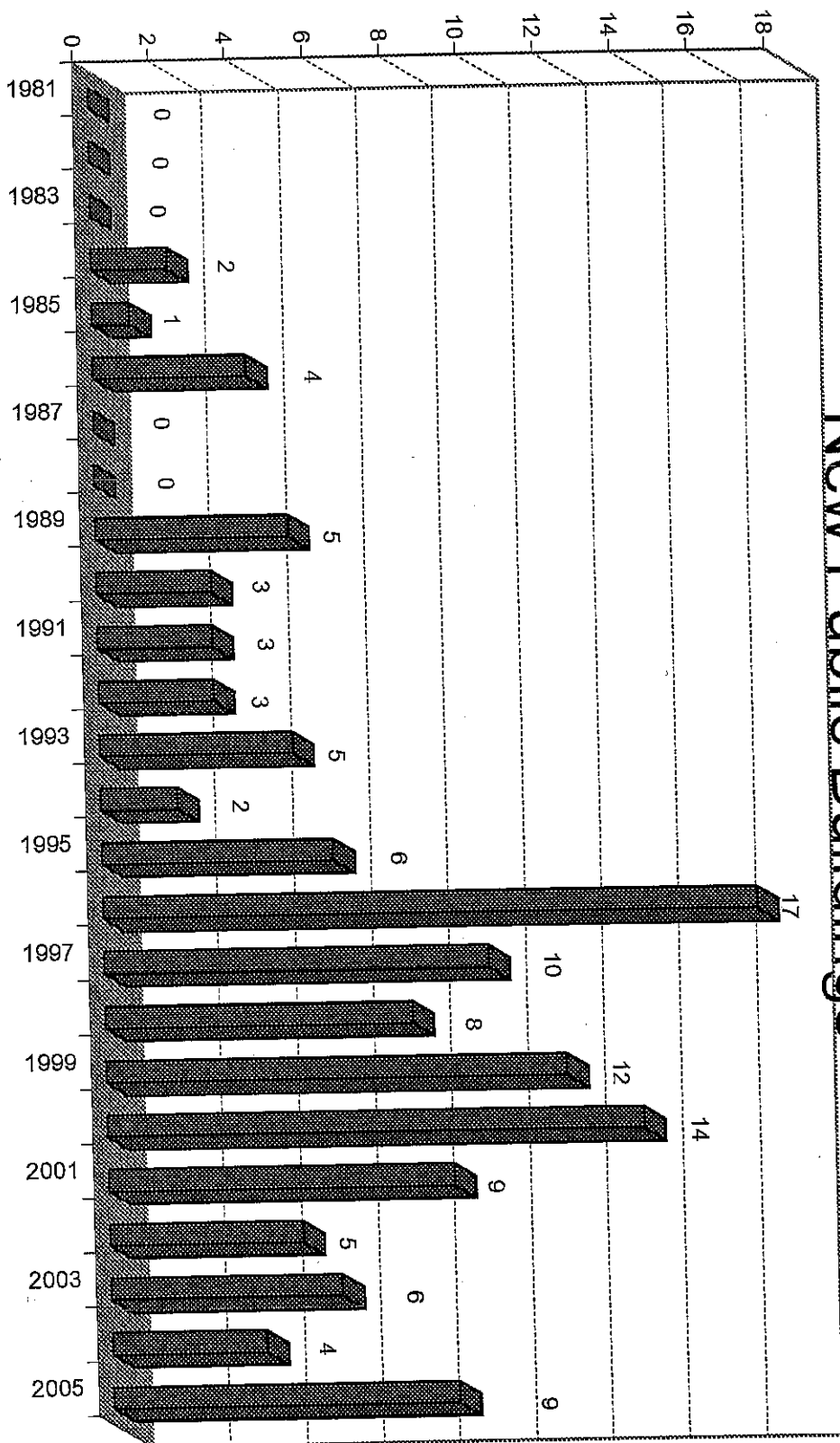
Source: Mboro Codes Dept. 1-3-06

# City of Murfreesboro Valuation of Commerical Permits



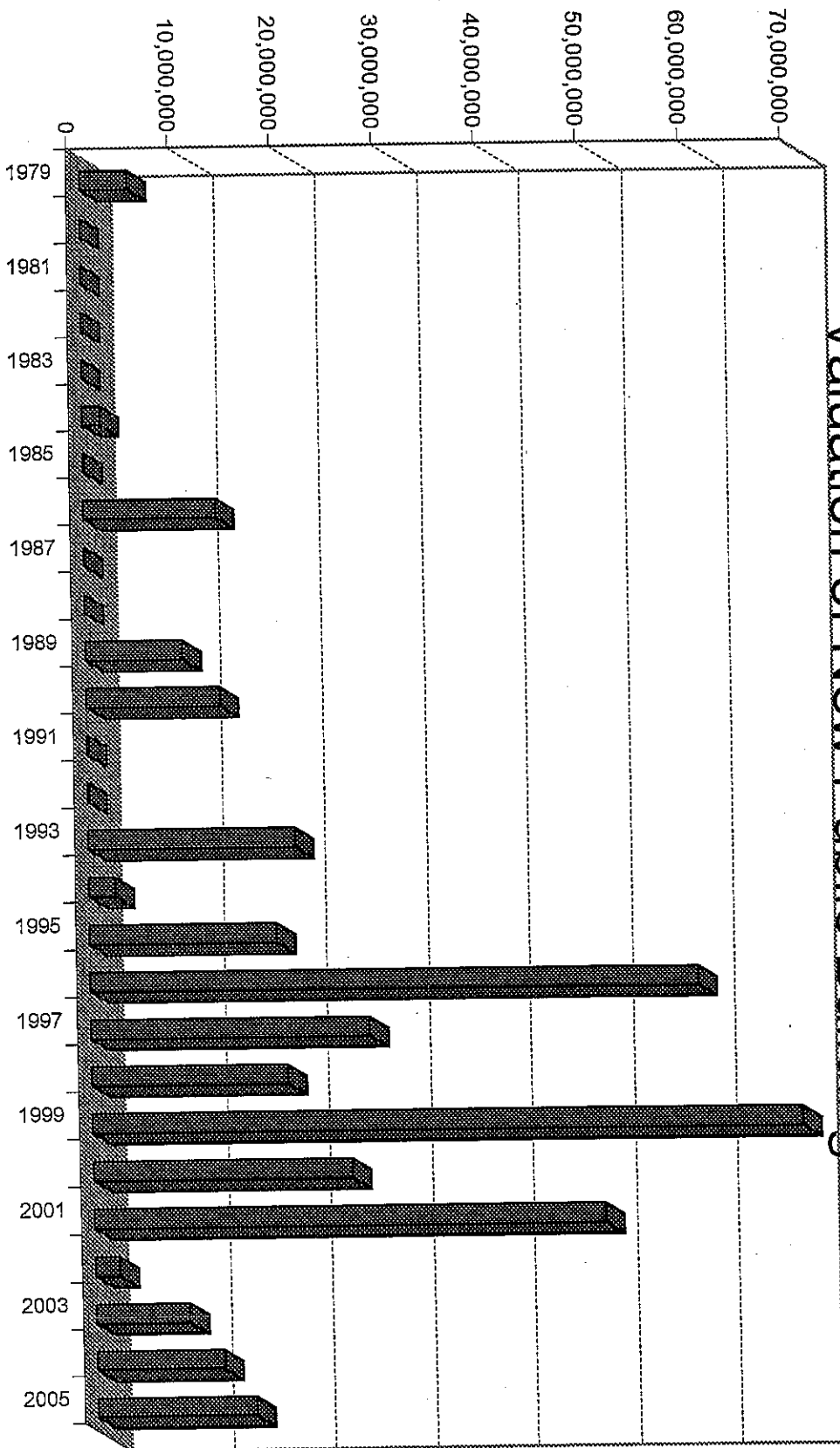
Source: M'boro Codes Dept. 1-3-06

# City of Murfreesboro New Public Buildings



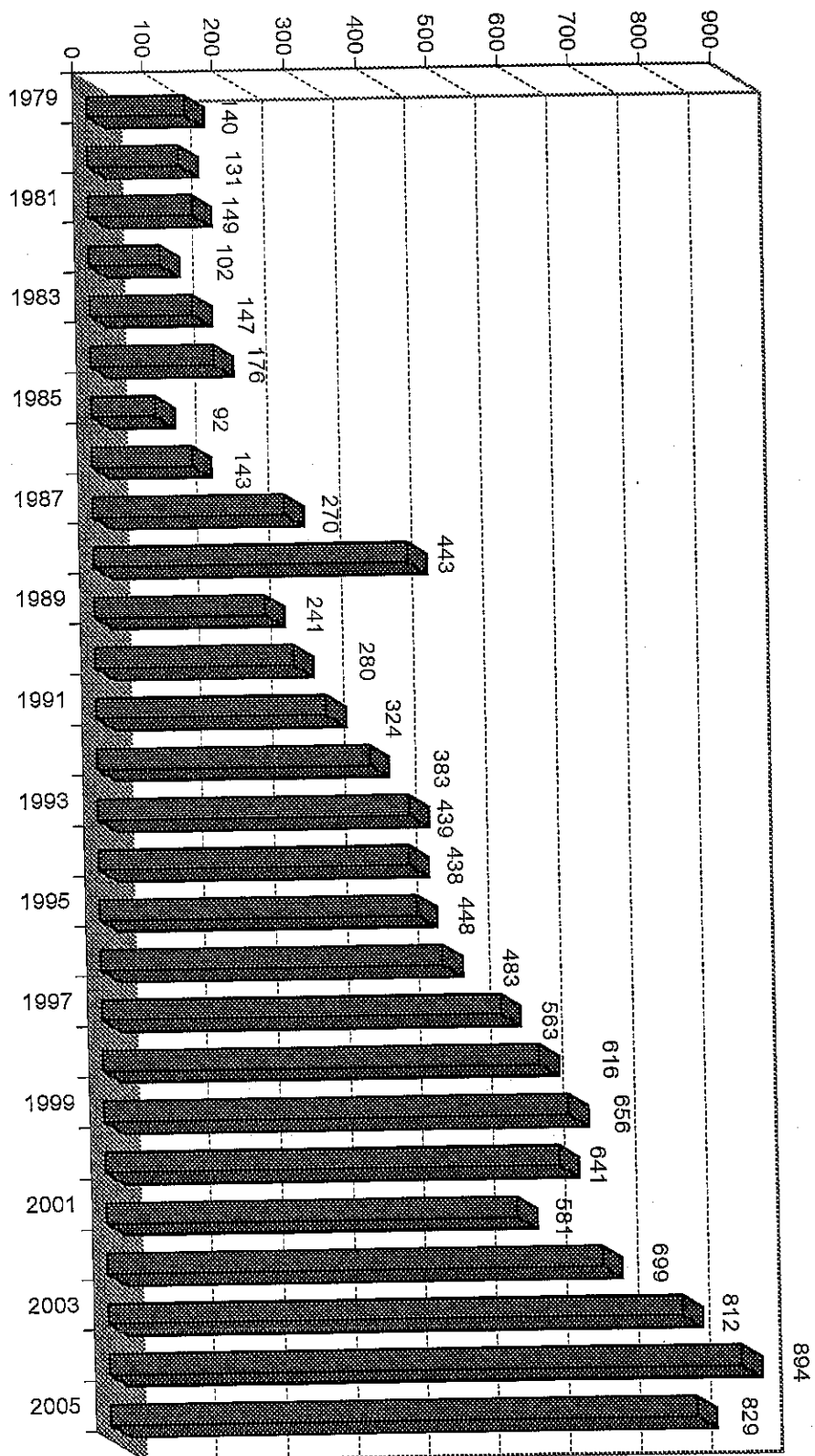
Source: M'boro Codes Dept. 1-3-06

# City of Murfreesboro Valuation of New Public Buildings



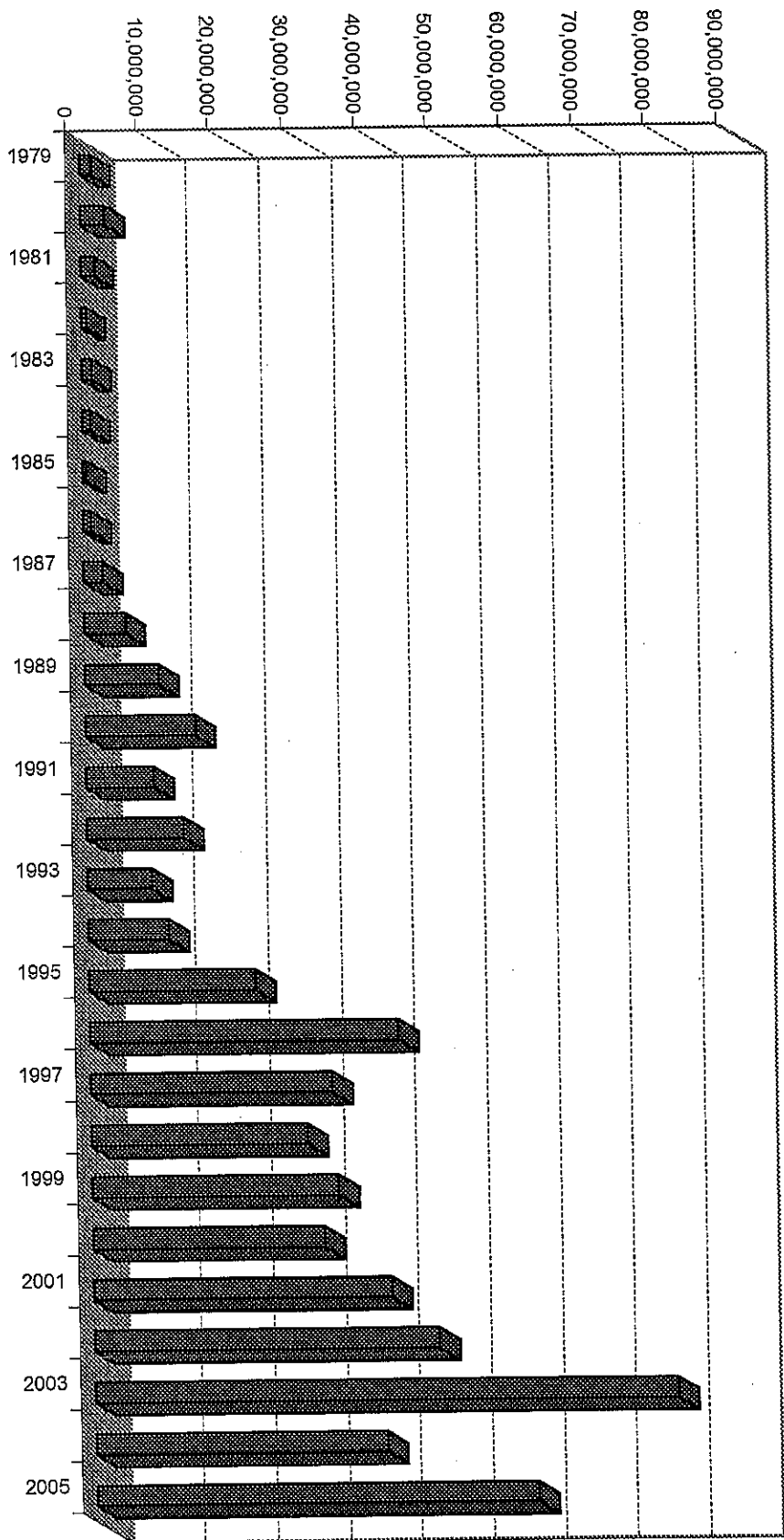
Source: Milboro Codes Dept. 1-3-06

# City of Murfreesboro All Other "Expansions"



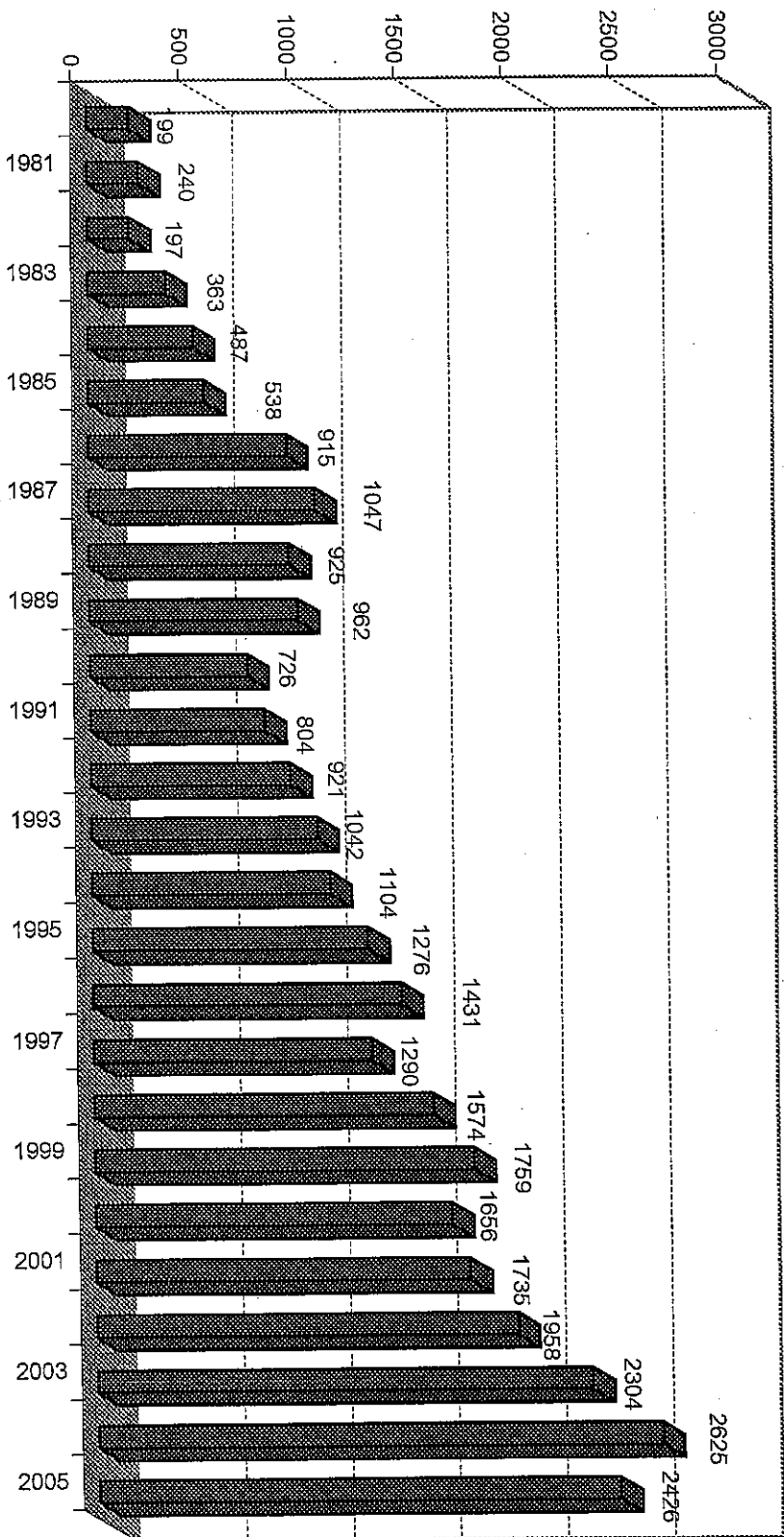
Source: Wilboro Codes Dept. 1-3-06

# City of Murfreesboro Valuation of All Other "Expansions"



Source: Milbro Codes Dept. 1-3-06

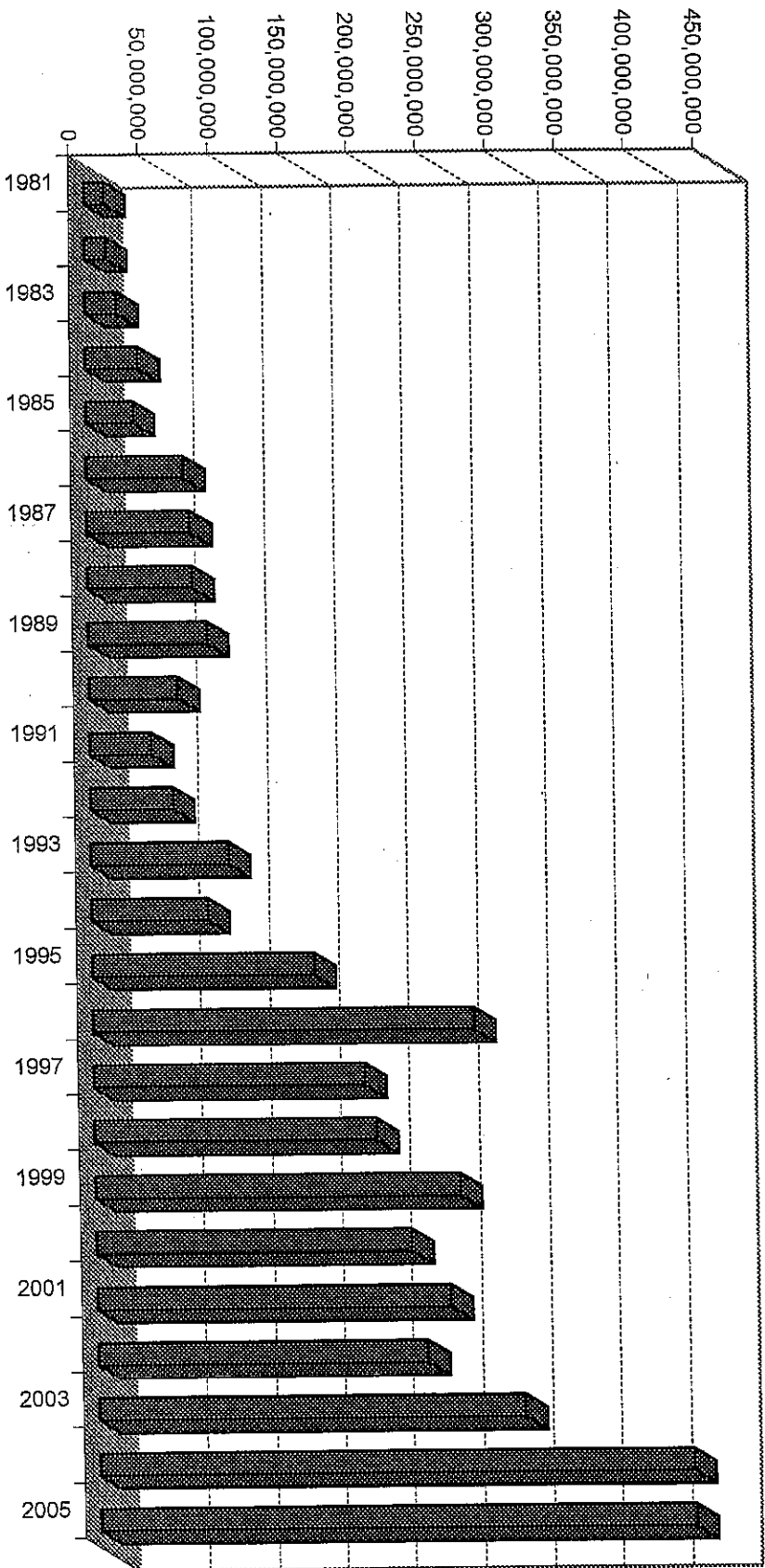
# City of Murfreesboro Total Permits



Source: M'boro Codes Dept. 1-3-06

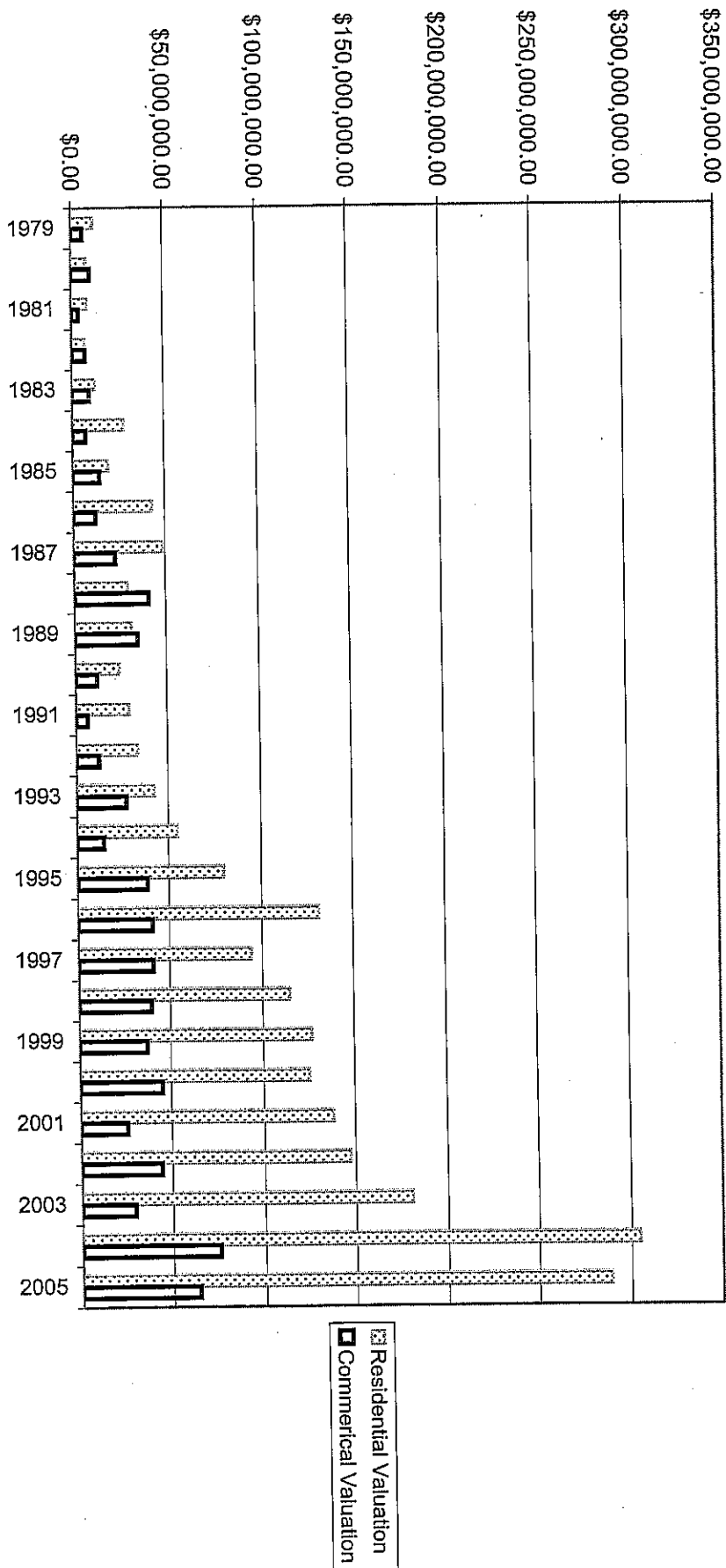


# City of Murfreesboro Valuation of All Permits



Source: M'boro Codes Dept. 1-3-06

# City of Murfreesboro Residential vs. Commercial Permit Valuation



Source: Mlboro Codes Dept. 1-3-06

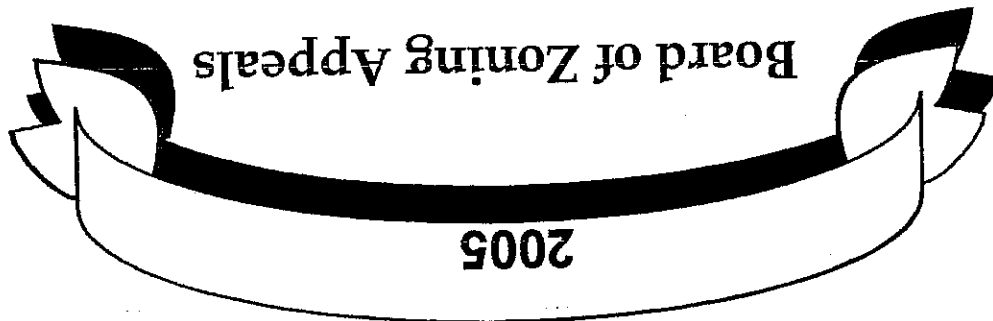
# 2005

## HISTORIC ZONING COMMISSION SUMMARY OF APPLICATIONS

The Historic Zoning Commission reviewed a total of 24 applications during 2005. The Commission reviewed a total of 30 applications in 2004. The total number of applications for Certificate of Appropriateness decreased in 2005 in comparison to 2004. The number of administrative approvals also declined in 2005 as compared to 2004.

The number of approved applications and administrative approvals for the years 2004 and 2005 are shown below. The Commission had a total of nine (9) meetings in 2005 and two (2) were special meetings.

	2004	2005
Commission Approvals	17	17
Administrative Approvals	8	5
Deferred	3	1
Denied	1	0
Reviewed (no motion)	1	1
Total	30	24



## SUMMARY OF APPLICATIONS FOR 2005

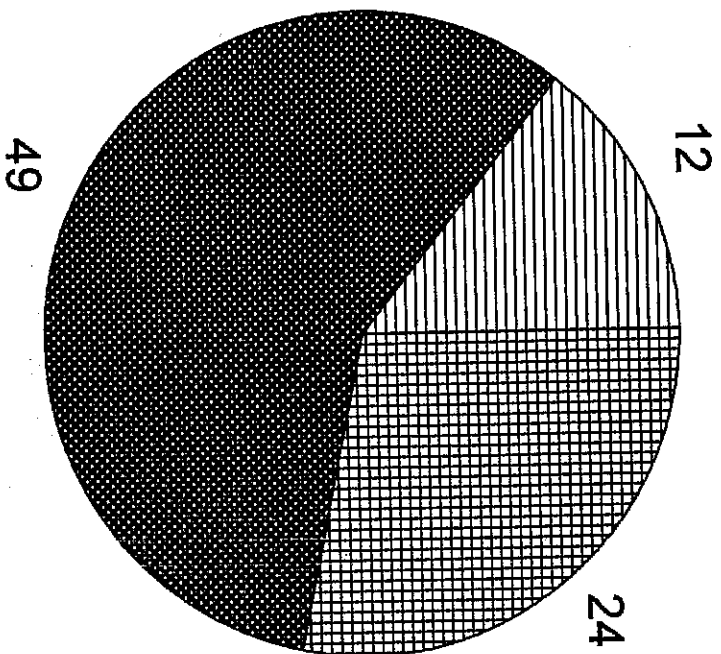
The Board held 12 regular meetings and one (1) special meeting in 2005. During these meetings, The Board considered a total of 85 cases. In comparison, the Board held 117 public hearings in 2004.

The number of applications for setback variances, special use permits, sign variances, height variances, parking variances, appeals, and amendments for both 2004 and 2005 are listed below. As can be seen from the chart, the number of applications for 2005 decreased from 2004. In comparison to 2004, all categories declined, or remained the same (Administrative Appeals and Parking Variances, of which there were none during either year).

Variances	2004	2005
Special Use Permits (includes preliminary) Sign Variances	68	49
Height Variances	2	0
Administrative Appeal	0	0
Parking Variances	0	0
Amendments or Revocation of Special Use Permits	1	0
Totals	117	85

5002

## Board of Zoning Appeals Activity 2005



- Setback Variances
- Special Use Permits
- Sign Variances

Adams Pointe	Adams Run	Anatole	Baskinbrook	Bear Branch Cove
1	23	1	18	1
Belle Rive	Berkshire	Blackman Cove	Blackman Farm	Blackman Grove
34	48	26	54	20
Blackman Oaks East	Breckenridge	Broadlands	Brookshire	Cambridge
25	1	1	1	1
Carlisle	Cason Crossing	Cedar Creek	Cherrywood	Chestnut Hill
26	10	15	12	22
Cliffview	Crestview	Crossings at Savannah	Crowne Pointe	Dove Meadow
26	3	6	1	2
Evergreen Farms	Florence Acres	Florence Green	Florence Point	Garrison Cove
89	4	31	65	1
GlenHaven	Glenview Farms	Highland Park Estates	Huntington Plance	Indian Hills
1	11	1	5	15
Immsbrooke	Jackson Court	Jamison Place	Kingdom Ridge	Liberty Station
21	3	39	31	38
Liberty Valley	Long Cove	Lovelace1	Mirabella	North Spring St
47	1		8	1
Northboro	Northsprings	Northwoods	Oakleigh	Oxford Hall
1	6	32	2	41
Plantation South	Preserve @Indian Creek	Preswick	Providence Point	Regenwood
25	22	11	33	1
Retreat @ Charleston S	River Trace	Riverbend	Riverview	Rogers Estate
1	19	1	2	1
Rutherford Green	Salem Cove	Salem Cove Crossing	Salem Creek	Savannah Ridge
2	35	7	5	33
Shawnee	Southern Meadows	Spring Lake	St Andrews Place	Stevens Bend
1	57	35	30	6
Stonegate	Stratford Hall	Stratford Hall Townhomes	Stratford Place	The Hamptons
2	5	4	8	1
The Meadows	The Reserve	Thistle Downs	Thompson Square	Twelve Oaks
1	18	20	7	1
Victory Pointe	Village of Westhaven	Villages At Indian Creek	Villages of Berkshire	Villages of Garrison Cove
20	1	6	10	1
Villages of Indian Creek	Villages of Savannah Ridge	Villages of Westhaven	Westchester Estates	Westhaven Estates
18	5	38	4	32
Wilkerson Trace	Winslow Park			
26	3			

# CITY of MURFREESBORO

Planning and Engineering Department

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## INTER-OFFICE MEMORANDUM

TO:

Roger Haley

Joseph Aydelott

Betts Nixon

Gary Whitaker

SWAC Members

FROM:

Sam Huddleston

DATE: January 3, 2006

SUBJECT: 2005 Land Disturbance Permit Activity Summary Report

We have reviewed the Land Disturbance Permit activity for 2005 based on a report from Building and Codes. The following is a summary of that activity:

- A total of 149 Land Disturbance Permits were issued.
- The 149 permits authorized just over 1400 acres of land disturbing activities.
- Permit fees was just over \$95000.

In establishing the Land Disturbance Permit Fee Schedule in December 2004, we estimated that 200 permits involving approximately 3000 acres of land disturbing activities would be issued in a typical year. Keep in mind that some of the land disturbance activity actually conducted in the City in 2005 was not required to obtain the Land Disturbance Permit because it was authorized by approved plans and building permits before the January 1, 2005, effective date of the ordinance. Therefore, we anticipate that the land disturbance activities for 2006 will exceed those observed for 2005.